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3. That all of the buildings and fences on the aforesaid farm are now in a dilapidated condition and sorely in need of immediate repairs and reconditioning in order to preserve their utility to the farm and estate herein, and the said estate, being without funds with which to defray the costs of the essential improvements, your Petitioner deemed it to be to the best interest and advantage of the incompetent herein that the said real estate be sold at the best price obtainable therefor.

4. That after consultation with his counsel and other persons familiar with said property and its current fair value, your Petitioner caused said real estate to be listed on or about the 17th day of July, 1957, with the following realtors for sale, subject to the ratification and approval by your Honorable Court, at and for the sum of Fifty Thousand Dollars (\$50,000.00), subject to the customary commission of five per cent (5%) of the gross sales price, to-wit: Charles H. Jamison, Esq., Poolesville, Maryland; Romer & Company, Inc., Gaithersburg, Maryland; and John E. Oxley, Jr., Rockville, Maryland.

5. That on the 26th day of August, 1957, the said Charles H. Jamison, Esq., produced a contract executed by L. Brooke Lee, Esq., to purchase said farm at and for the sum of Fifty Thousand Dollars (\$50,000.00), settlement to be made as follows:

(a) Ten per cent (10%) of said purchase price to be paid in cash.

(b) Purchaser to execute and deliver to your Petitioner a note secured by a purchase money mortgage in the principal sum of Forty-five Thousand Dollars (\$45,000.00), bearing interest at five and one-half per cent (5½%) per annum on unpaid balances, said principal and interest to be paid in monthly installments of Three Hundred Dollars (\$300.00) each, with the privilege reserved to the said purchaser to accelerate the payment of principal, beginning in 1958, not exceeding, however, twenty-nine per cent (29%) of the total sale price in any one year,

as will more fully appear by reference to a copy of said Contract of Sale filed herewith as Exhibit "No. 2", and by reference made a part hereof, which said offer to purchase your Petitioner has accepted, subject to the ratification and approval thereof by your Honorable Court.

FILED
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